

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND ZONING VARIANCE		
E/S Oregon Avenue, 185.55 ft. S	*	ZONING COMMISSIONER
of Sulphur Spring Road		
5507 Oregon Avenue	*	OF BALTIMORE COUNTY
13th Election District		
1st Councilmanic District	*	Case No. 97-61-SPHA
Clem Kaikis, et al, Petitioners		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Zoning Variance for the property located at 5507 Oregon Avenue in Arbutus. The Petition is filed by Clem Kaikis and Phillip Christ, property owners. Special hearing relief is requested for a waiver of standards pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR); Section 517.2 of the Building Code and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code, all to permit repairs and a minor addition (16 ft. x 18 ft.) on the upper level of a structure in a riverine floodplain. Variance relief is also requested from Section 409.6.A.2 of the BCZR to allow 0 parking spaces for a proposed restaurant addition in lieu of the required 6 parking spaces and to confirm the parking arrangement shown on the site plan. All of the requested relief and subject property are more particularly shown on the site plan, received into evidence as Petitioner's Exhibit No. 1.

Appearing and testifying at the requisite public hearing held for this case were Clem Kaikis and Phillip J. Christ, property owners. Also present was Paul Gorman, an Architect, who prepared the site plan, and William Smuck, a contractor who will do the proposed work. The Petitioners were represented by James J. Temple, Jr., Esquire. There were no Protes-
tants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

10/27/96
M. Hork

MICROFILMED

This Zoning Commissioner is familiar with the subject property, use thereof and history by virtue of a case which recently came before me on an adjacent property. That adjacent property, known as the Hollywood Theatre, is a landmark in the Arbutus area. Recently, a fire destroyed a portion of the Hollywood Theatre and damaged neighboring businesses. The owners of the Hollywood Theatre appeared before this Zoning Commissioner seeking relief to reconstruct the theatre and make certain improvements therein. That relief was granted. (See case No. 96-383-XA)

The subject case comes before me for similar purposes. The Petitions are filed by the adjoining property owners, who own and operate that business known as Paul's Restaurant. Paul's Restaurant is located immediately adjacent to the Hollywood Theatre and was also damaged by fire. The Petitioners propose rebuilding the restaurant and resuming operations. In addition to the repair and reconstruction of what was lost by the fire, a small addition of 16 ft. x 18 ft. will be added to the rear. Testimony and evidence offered was that this addition was to enlarge the kitchen area. There will be no additional seating provided, over and above the 85 to 90 patron capacity previously available. The kitchen addition is to enable to employees and staff of the restaurant to improve service to the customers.

Additional testimony and evidence offered was that the restaurant is family owned and has been in business for 47 years. It is a sit down family style restaurant which employs approximately 24 people, with 10-12 per shift. No alcohol is served on the premises and no on site parking is provided. As was testified during the Hollywood Theatre case and repeated in the instant matter, off street parking is available and a municipal parking lot is located nearby.

ORDER RECEIVED FOR FILING

Date

By

10/24/96
M. J. G. G. G.

Subsequent to the hearing, this Zoning Commissioner received a Zoning Plans Advisory Committee (ZAC) comment from Robert W. Bowling, on behalf of the Development Plans Review Division of the Department of Permits and Development Management. That comment recommended that a waiver from Section 517.2 of the Building Code be issued for so long as the proposed construction is above 70.0 elevation. The plan, indeed, shows the elevation of the proposed structure is above that level. This waiver is required because of the existence of a floodplain in the rear of the property, as more particularly shown on the site plan.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the special hearing relief. In my judgment, the grant of such relief will not detrimentally affect surrounding properties. It is to be emphasized that the proposed construction is only to replace what was destroyed by fire, but for the limited addition.

Variance relief is necessary to legitimize the long standing parking arrangement. A total of 6 additional parking spaces are needed as a result of the square footage of the kitchen addition. In this regard, it is to be noted that no additional seating is proposed, and the restaurant has been in operation under the same arrangement without difficulty for years. For reasons contained within the record of testimony and evidence offered, I am also persuaded to grant the parking variance. In my judgment the Petitioners meet the burden set forth in Section 307 of the BCZR, as construed in the case law.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of October, 1996 that, pursuant to the Petition for

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 2, 1996

James J. Temple, Jr., Esquire, P.A.
4701 Leeds Avenue
P.O. Box 7492
Baltimore, Maryland 21227

RE: Petitions for Special Hearing and Variance
Property: 6507 Oregon Avenue
Case No. 97-61-SPHA
Clemis Kaikis, et al, Petitioners

Dear Mr. Temple:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. Clemis A. Kaikis, 10009 Gunridge Circle, Kingsville, 21087
Mr. Phillip J. Christ, 4 Elray Road, Kingsville, Md. 21087

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

5507 OREGON AVE

97-61-SPHA

which is presently zoned BL-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SPECIAL HEARING FOR A WAIVER PURSUANT TO SECTION 500.6, BCZR SECTION 517.2, BLDG CODE, AND SECTIONS 26-276, 26-670, 26-172 (a)(3), BCC TO PERMIT REPAIRS + MINOR ADDITION 16'X18' ON UPPER LEVEL IN A RIVERINE FLOODPLAIN.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



MICROFILMED



#62



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

97-61-58HA

5507 OREGON AVE

which is presently zoned BX-CC

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

409.6 A.2
TO PERMIT ZERO PARKING-SPACES FOR A PROPOSED RESTAURANT
ADDITION IN LIEU OF THE REQUIRED 6 PARKING-SPACES
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
AND TO CONFIRM PARKING AS SHOWN ON PROVIDED PLAN
TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

MICROFILMED



Printed with Soybean Ink
on Recycled Paper



62

ZONING DESCRIPTION

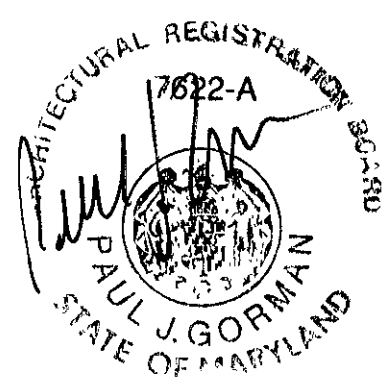
97-61-SRHA

3217 SF SITE PG.

The property known as 5507 Oregon Avenue located in the 13th Election District in the subdivision of North Halethrope contains 0.07 acres of land in a rectangular shape. The lot begins at a point on the East side of Oregon Avenue, which is 37 feet wide, at the distance of 185.55 feet South of the centerline of the nearest improved intersecting street, Sulphur Spring Road, which is 55 feet wide. Thence the following courses and distances:

Typical metes and bounds: N. 3 37' 46" E. 30.05 ft.; N. 38 51' 16" E. 99.66 ft.; chord S. 23 32' 21" E. 32.39 ft., radius 174.27 ft., arc length 32.44 ft.; and S. 88 51' 16" W. 114.50 ft. to the place of beginning as recorded in Deed Liber 10010, Folio 145.

RECORDED



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13

Date of Posting 8/23/96

Posted for: Case # 97-41-SPHA (Item 62); 5507 Oregon Avenue

Petitioner: Clem Kalkis & Phillip Christ

Location of property: E/S Oregon Avenue, 185-55' S of Sulphur Spring Rd.

Location of sign: on building front where window opening is.

Remarks: _____

Posted by: William M. Ahlman

Signature

Date of return: _____

Number of Signs: 1

MICROFILMED

NOTICE OF HEARING

The Zoning Commission of Baltimore County, Maryland, of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the proposed rezoning herein in Baltimore County, Maryland, at the following time and place:

Case #97-61-SPVA (Item 62)
5507 Oregon Avenue
ES Oregon Avenue, 185.56 S
of Sulphur Spring Road
13th Election District
1st Councilmanic
Legal Owners(s):
Oren Kalkas and Philip Christ

Special Hearing: for a waiver to permit repairs and minor addition (16 feet x 18 feet) on upper level in a two-story flood-prone. Variance to permit zero parking spaces for a proposed restaurant addition in lieu of the required 6 parking spaces and to confirm parking as shown on provided plan.

Hearing: Wednesday, September 11, 1996 at 10:00 a.m. in Rm. 106 County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 867-3363.
(2) For information concerning the file and/or Hearing, Please Call 867-3391.

8/30/96

CR920

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Aug 22, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 22, 1996.

THE JEFFERSONIAN,

U. H. Erickson
LEGAL AD. - TOWSON

PROPOSED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 602 Petitioner: CLEM KAIKIS

Location: 5507 OREGON AVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Clem Kaikis

ADDRESS: 5507 Oregon Ave.

Baltimore Md. 21227

PHONE NUMBER: 410 529-0088 / 389-1502#

MICROFILMED



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____ prepared by: _____ Scale of Drawing: 1"= _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

public private
SEWER: ☐ ☐
WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

TO: PUTUXENT PUBLISHING COMPANY
August 22, 1996 Issue - Jeffersonian

Please forward billing to:

Clem Kaikis
5507 Oregon Avenue
Baltimore, MD 21227
529-0088

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-61-SPHA (Item 62)
5507 Oregon Avenue
E/S Oregon Avenue, 185.55' S of Sulphur Spring Road
13th Election District - 1st Councilmanic
Legal Owner(s): Clem Kaikis and Phillip Christ

Special Hearing for a waiver to permit repairs and minor addition (16 feet x 18 feet) on upper level in a riverine floodplain.

Variance to permit zero parking spaces for a proposed restaurant addition in lieu of the required 6 parking spaces and to confirm parking as shown on provided plan.

HEARING: WEDNESDAY, SEPTEMBER 11, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 1996

Mr. Clemis A. Kaikis
c/o 5507 Partnership
5507 Oregon Avenue
Baltimore, MD 21227

RE: Item No.: 62
Case No.: 97-61-SPHA
Petitioner: Clemis Kaikis

Dear Mr. Kaikis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive script.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE
EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

ROUGH WIRING

All switches, receptacles, and lights to be counted as outlets:

FIXTURES	
1 to 50 outlets . . . \$17.00	1 to 50 fixtures . . . \$17.00
For each additional 25 outlets or fraction thereof . \$ 3.00	For each additional 25 fixtures or fraction thereof . \$3.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service	\$44.00
Not over 200 amp. service	\$52.00
Over 200 amp. service	\$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional
6 or more - \$17.00 per apartment, Service Additional

ADDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. Appliances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices:

Secondary Fee	
Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . .	\$17.00 -- \$5.00
1 HP to 40 HP, KW or KVA	\$17.00 -- \$5.00
Over 40 HP to 75 HP, KW or KVA	\$17.00 -- \$6.00
Over 75 HP, KW or KVA	\$17.00 -- \$7.00

NOTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

Not over 400 amps	\$17.00
Over 400, not over 800 amps	\$25.00
Over 800 amps	\$43.00

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES OUTDOOR SUB-STATIONS

Not over 200 KVA	\$19.00
Over 200 to 500 KVA	\$21.00
Over 500 KVA	\$28.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding \$17.00
Filters & Pool Lights (Use fixture & appliance schedule)

REINSPECTION OR REINTRODUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than \$43.00
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:
0 to 10 amp. \$17.00
Each additional 5 amp. or fraction thereof . \$ 7.00
For incandescent signs, divide total number of sockets by "4" applying rough wiring schedule for each sign, minimum fee. \$17.00
Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

ELEVATOR INSTALLATIONS

Single unit, non-automatic, 1 to 20 HP each \$17.00
Single unit, non-automatic, Over 20 HP: apply primary motor schedule.
Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee \$17.00

PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES

1 to 15 devices \$17.00
Each additional 5 \$ 3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS
Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:

1 to 10 KW	\$17.00
11 to 25 KW	\$21.00
26 to 50 KW	\$28.00
Over 50 KW	\$34.00

Where inspection is not on a one-time basis, see Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.

Minimum fee \$17.00

Temporaries and inspections requested after the first inspection, when work was not ready, EACH \$43.00

Issuance of duplicate certificate . . . \$ 3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/15/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: CLEM KAIKIS & PHILLIP CHRIST

Location: E/S OREGON AVE. 185.55' S OF SULPHUR SPRING RD. (5507 OREGON AVE.)

Item No.: 062

Zoning Agenda: SPECIAL HEARING/VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



MICROFILMED

1105

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Robert A. Wirth *RAW/gp*
DEPRM

SUBJECT: Zoning Item #62 - Kaikis Property
5507 Oregon Avenue
Zoning Advisory Committee Meeting of August 19, 1996

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: August 22, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 33, 48, 55, 58, 62, 63, 65, 66, 67, and 69

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

MICROFILMED



DIRECTOR

A handwritten signature in black ink, appearing to read "J. J. [unclear]", is written over the word "DIRECTOR".

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

BUILDINGS ENGINEER

A handwritten signature in black ink, appearing to read "John R. [unclear]", is written over the words "BUILDINGS ENGINEER".

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 23, 1996

FROM: Robert W. Bowling, Chief *RWB/DK*
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 26, 1996
Items: "Use Permit-Parking", 033,
057, 058, 062, 063, 065, 066, 067,
and 069

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE23

MICROFILMED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DIRECTOR

A handwritten signature in black ink, appearing to read "J. A. [unclear]", written over the word "DIRECTOR".

BUILDINGS ENGINEER

A handwritten signature in black ink, appearing to read "John R. [unclear]", written over the words "BUILDINGS ENGINEER".

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

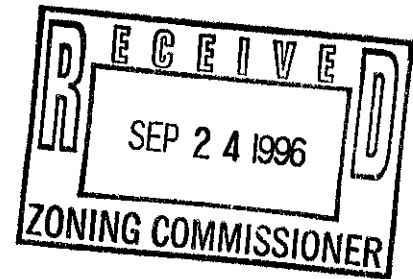
9/11/96
Christ

TO: Lawrence E. Schmidt
Zoning Commissioner

DATE: Sept. 20, 1996

FROM: *Rub* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits &
Development Management

SUBJECT: Item No. 97-61-SPHA
Zoning Advisory Item No. 62



The Development Plans Review Division has re-reviewed the subject zoning item, and we revise our comments dated August 26, 1996 as follows:

The Developer is advised the site is located in a riverine floodplain; therefore, all proposed construction must be above elevation 70.0.

RWB:HJO:jrb

cc: Zoning Advisory Committee
Mr. Paul J. Gorman, Architect; 4410 John Avenue - Rookery; Baltimore,
MD 21227
File

HJO6

MICROFILMED.



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

8-16-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 062 (JLL)


Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: August 8, 1996

TO: Hearing Officer

FROM: John L. Lewis

SUBJECT: Item #62
5507 Oregon Avenue

The plans and descriptions are sealed by an architect. I advised of checklist requirements and the applicant wanted to file at own risk.

The floodplain question came up at the filing. I accepted the special hearing request with the applicant knowing that a waiver request to the DRC concerning the floodplain would be required and the Director of DPW must make a recommendation prior to the hearing.

Also advised need to contact MDE.

JLL:scj

MICROFILMED

PETITION PROBLEMS

#33 --- RT

1. Where has this petition been????
2. Only one signature was notarized.

#55 --- JRA

1. No zoning indicated on petition form.
2. No review information on bottom of petition form.

#58 --- MJK

1. Need title of person signing for legal owner.
2. Need telephone number of legal owner.

#60 --- MJK

1. Need telephone number for legal owner.

#61 --- ????

Where is it??????

#62 --- JLL

1. Why does special hearing petition form list two legal owners and the variance petition form list only one legal owner.

NO C.D.

#64 --- JLL

1. Need title of person signing for lessee.

#67 --- JJS

1. Need zoning on petition form - says "Res".

#70 --- ???

Where is it????

#71 --- MJK

1. Need telephone number for legal owner.

Handwritten: 8/12/96

August 12, 1996

SPRINKLER SYSTEM HYDRAULIC ANALYSIS

Page 6

Date: 05/20/1996

C:\HASS60\DATA\TARGET\TS-FSA-1.SDF

JOB TITLE: TARGET STORE GRID SYSTEM NO. 2 FOOD SERVICE AREA

PIPE DATA (cont.)

PIPE TAG	END	ELEV.	NOZ.	PT	DISC.	Q(GPM)	DIA(IN)	LENGTH	PRESS.
	NODES	(FT)	(K)	(PSI)	(GPM)	VEL(FPS)	HW(C)	(FT)	SUM.
							F.L./FT		(PSI)
Pipe: 239						106.6	2.727	PL 14.50	PF 0.4
232		14.7	0.0	38.3	0.0	5.9	120	FTG ----	PE 0.0
230		14.7	0.0	37.9	0.0		0.027	TL 14.50	PV 0.2
Pipe: 240						413.7	4.352	PL 14.50	PF 0.5
233		14.7	0.0	46.3	0.0	8.9	120	FTG ----	PE 0.0
231		14.7	0.0	45.8	0.0		0.035	TL 14.50	PV 0.5
Pipe: 241						35.3	1.687	PL 193.29	PF 7.9
233		14.7	0.0	46.3	0.0	5.1	120	FTG 2T	PE 0.0
234		14.7	0.0	38.5	0.0		0.037	TL 213.29	PV 0.2
Pipe: 242						72.0	2.727	PL 14.50	PF 0.2
234		14.7	0.0	38.5	0.0	4.0	120	FTG ----	PE 0.0
232		14.7	0.0	38.3	0.0		0.013	TL 14.50	PV 0.1
Pipe: 243						449.0	4.352	PL 16.00	PF 0.6
235		14.7	0.0	46.9	0.0	9.7	120	FTG ----	PE 0.0
233		14.7	0.0	46.3	0.0		0.040	TL 16.00	PV 0.6
Pipe: 244						36.7	1.687	PL 193.29	PF 8.4
235		14.7	0.0	46.9	0.0	5.3	120	FTG 2T	PE 0.0
236		14.7	0.0	38.5	0.0		0.040	TL 213.29	PV 0.2
Pipe: 245						36.7	2.727	PL 16.00	PF 0.1
236		14.7	0.0	38.5	0.0	2.0	120	FTG ----	PE 0.0
234		14.7	0.0	38.5	0.0		0.004	TL 16.00	PV 0.0
Pipe: 246						-485.7	4.352	PL 9.38	PF 0.9
235		14.7	0.0	46.9	0.0	10.5	120	FTG E	PE 0.0
237		14.7	0.0	47.9	0.0		0.047	TL 19.58	PV 0.7
Pipe: 247						-485.7	4.352	PL 70.21	PF 4.7
237		14.7	0.0	47.9	0.0	10.5	120	FTG 3E	PE 0.0
TR2		14.7	0.0	52.6	0.0		0.047	TL 100.81	PV 0.7
Pipe: 248						-485.7	4.352	PL 12.71	PF 0.6
TR2		14.7	0.0	52.6	0.0	10.5	120	FTG ----	PE 4.6
CV2		4.0	0.0	57.8	0.0		0.047	TL 12.71	PV 0.7
Pipe: 249						-485.7	4.026	PL 1.50	PF 1.6
CV2		4.0	0.0	57.8	0.0	12.2	120	FTG TG	PE 0.9
WH2		2.0	0.0	60.2	0.0		0.068	TL 23.50	PV 1.0
Pipe: 250						-485.7	8.071	PL 2.25	PF 0.0
WH2		2.0	0.0	60.2	0.0	3.0	120	FTG ----	PE 0.0
WH3		2.0	0.0	60.3	0.0		0.002	TL 2.25	PV 0.1
Pipe: 251						-485.7	8.071	PL 1.71	PF 0.0
WH3		2.0	0.0	60.3	0.0	3.0	120	FTG G	PE 0.0
BF2		2.0	0.0	60.3	0.0		0.002	TL 5.71	PV 0.1

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
5507 Oregon Avenue, E/S Oregon Avenue,	*	ZONING COMMISSIONER
185.55' S of Sulphur Spring Road		
13th Election District, 1st Councilmanic	*	OF BALTIMORE COUNTY
Legal Owner(s): Clem Kaikis and		
Phillip Christ	*	CASE NO. 97-61-SPHA
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

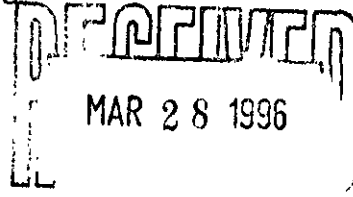
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of September, 1996, a copy of the foregoing Entry of Appearance was mailed to Paul Gorman, 4410 John Avenue, Baltimore, MD 21227, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Ave.
Towson, Md. 21204

(410) 887-3321

March 22, 1996

Mr. Paul J. Gorman
4410 John Avenue
Baltimore, Maryland 21227

RE: Paul's Restaurant
5507 Oregon Avenue
DRC Number 02126I, Dist. 23C1

Dear Sir:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland and as provided in Section 602(d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on February 20, 1996 and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171. The building may be built over top of the existing sewer easement, but no structures can be placed in the easement itself. The owner must provide Baltimore County with a "hold harmless agreements", to allow Baltimore County to make improvements in the existing easement. Baltimore County will not be responsible for damages to the building for work done in the easement.

MICROFILMED

BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE
EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES
OUTDOOR SUB-STATIONS

Not over 200 KVA \$19.00
Over 200 to 500 KVA \$21.00
Over 500 KVA \$28.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding \$17.00
Filters & Pool Lights (Use fixture & appliance schedule)
REINSPECTION OR REINTRODUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than \$43.00
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:
0 to 10 amp. \$17.00
Each additional 5 amp. or fraction thereof . \$ 7.00
For incandescent signs, divide total number of sockets by "4" applying rough wiring schedule for each sign,
minimum fee. \$17.00

Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic,
1 to 20 HP each \$17.00
Single unit, non-automatic,
Over 20 HP: apply primary motor schedule.
Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee \$17.00
PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES

1 to 15 devices \$17.00
Each additional 5 \$ 3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS
Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:

1 to 10 KW \$17.00
11 to 25 KW \$21.00
26 to 50 KW \$28.00
Over 50 KW \$34.00

Where inspection is not on a one-time basis, see Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.
Minimum fee \$17.00

Temporaries and inspections requested after the first inspection, when work was not ready, EACH \$43.00

Issuance of duplicate certificate . . . \$ 3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.

ROUGH WIRING

FIXTURES

switches, receptacles, and lights to be counted as outlets:	
1 to 50 outlets . . . \$17.00	1 to 50 fixtures . . . \$17.00
For each additional 25 outlets or fraction thereof . \$ 3.00	For each additional 25 fixtures or fraction thereof . \$3.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service \$44.00
Not over 200 amp. service \$52.00
Over 200 amp. service \$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional 6 or more - \$17.00 per apartment, Service Additional

CONDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. Appliances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices: Secondary Fee

Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . . \$17.00 -- \$5.00
1 HP to 40 HP, KW or KVA \$17.00 -- \$5.00
Over 40 HP to 75 HP, KW or KVA \$17.00 -- \$6.00
Over 75 HP, KW or KVA \$17.00 -- \$7.00

NOTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

Not over 400 amps \$17.00
Over 400, not over 800 amps \$25.00
Over 800 amps \$43.00

Mr. Paul J. Gorman
Paul's Restaurant
March 22, 1996
Page 2

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 26th day of February, 1996, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,



Arnold Jablon
Director

AJ:DTR:aw

c: Bruce Seeley
Carol Brown
File

MICROFILMED

BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE

EFFECTIVE APRIL 1, 1992

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Insurance of duplicate certificate . . . \$3.00

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Law Offices
of
James J. Temple, Jr., P.A.
4701 Leeds Avenue
P.O. Box 7492
Baltimore, Maryland 21227

James J. Temple, Jr.
Jay B. Shuster

410-247-8400

Fax: 410-247-9388

September 10, 1996

Zoning Commissioner of Baltimore
Rm 106
County Office Building
111 W. Chesapeake Ave
Towson, Maryland 21204

Attn: Arnold Jablon, Director

Re: Case No. 97-61-SPHA (Item 6)
5507 Oregon Avenue

Dear Mr. Jablon:

Please accept this letter as my entry of appearance on behalf of the owners of the above referenced property, Clem Kaikis, Phillip Christ and the coporate entity, Trianda Inc. t/a Paul's Restaurant in regard to the hearing in the above referenced matter.

Very truly yours,


James J. Temple, Jr.

JJT/cam

cc: Mr. Clemis Kaikis
Mr. Phillip Christ

PLEASE PRINT CLEARLY

Petitioners'

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

owner
architect

Clemis A. Kalkis

Philip J. Christ

Carl Gorman

James Temple

Wm. Smuck

contractor

10009 Gonaighe Circle Kingsville Md 21087

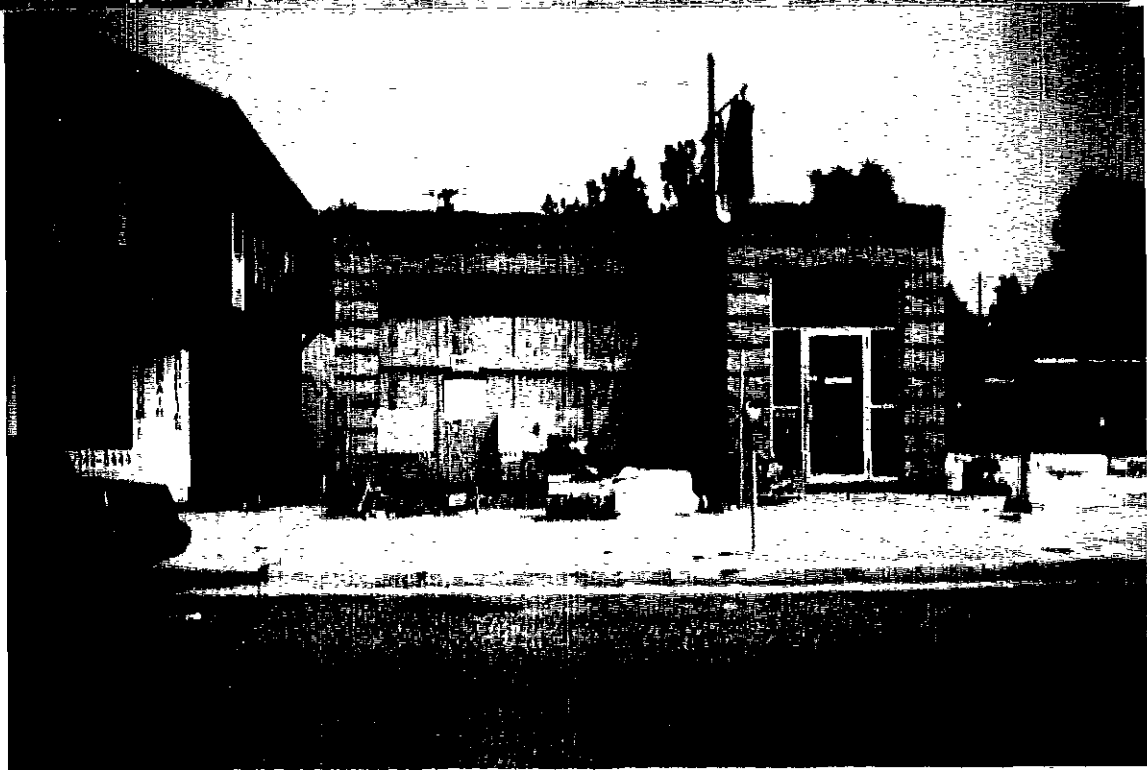
4ELRAY RD KINGSVILLE MD 21087

4410 JOHN AVE BAYO 21227

4701 Leeds Ave Balt. MD 21227

2400 LIBERTY RD 21784

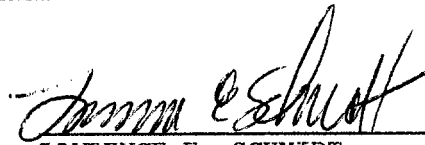
MICROFILMED



Special Hearing, approval for a waiver of standards pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR); Section 517.2 of the Building Code and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code, all to permit repairs and a minor addition (16 ft. x 18 ft.) on the upper level in a riverine floodplain, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED, that a variance from Section 409.6.A.2 of the BCZR to allow 0 parking spaces for a proposed restaurant addition in lieu of the required 6 parking spaces and to confirm the parking arrangement shown on the site plan, be and is hereby GRANTED; subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

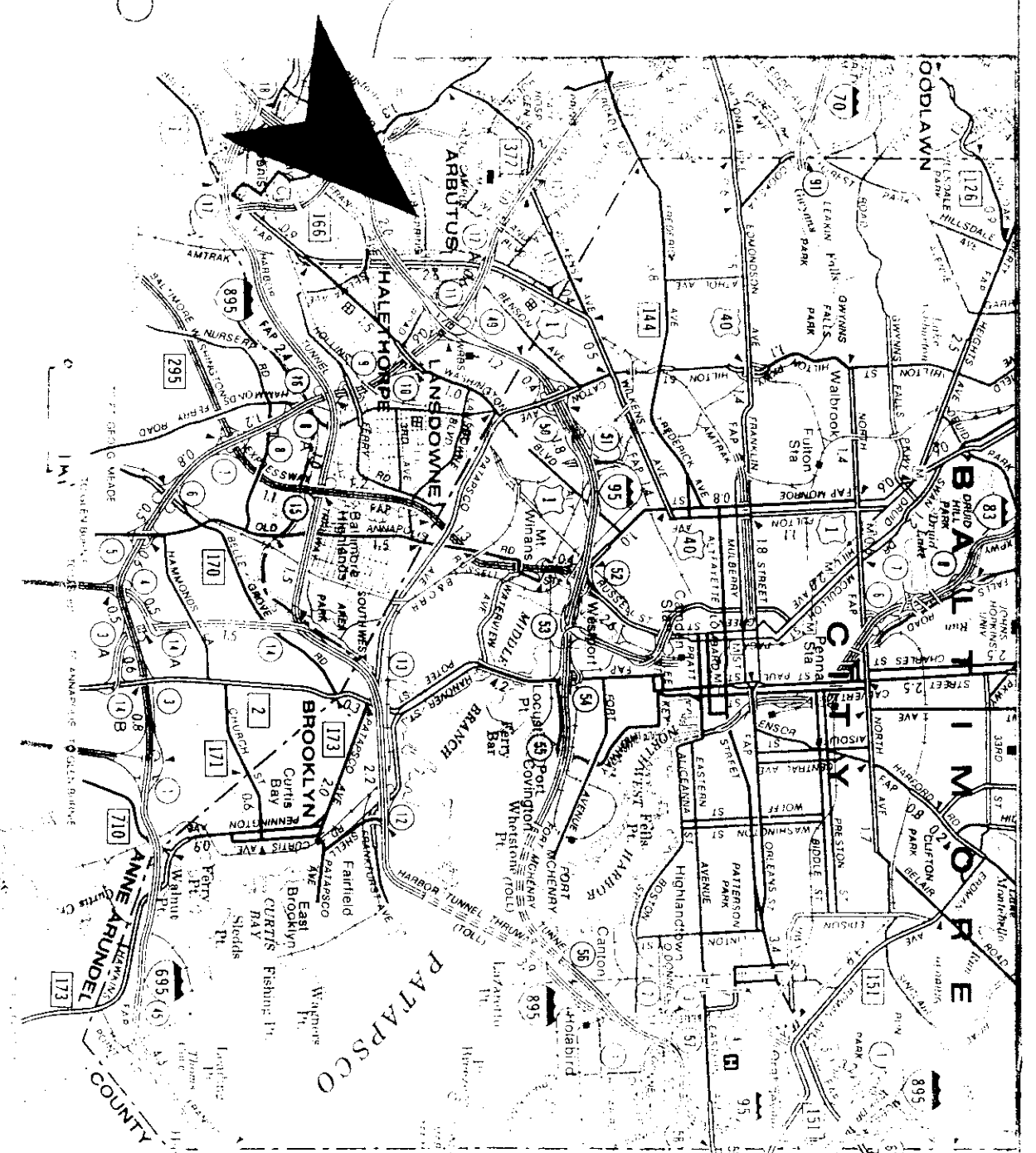


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 10/2/96
By M. Hovak

MICROFILMED



LOCATION MAP

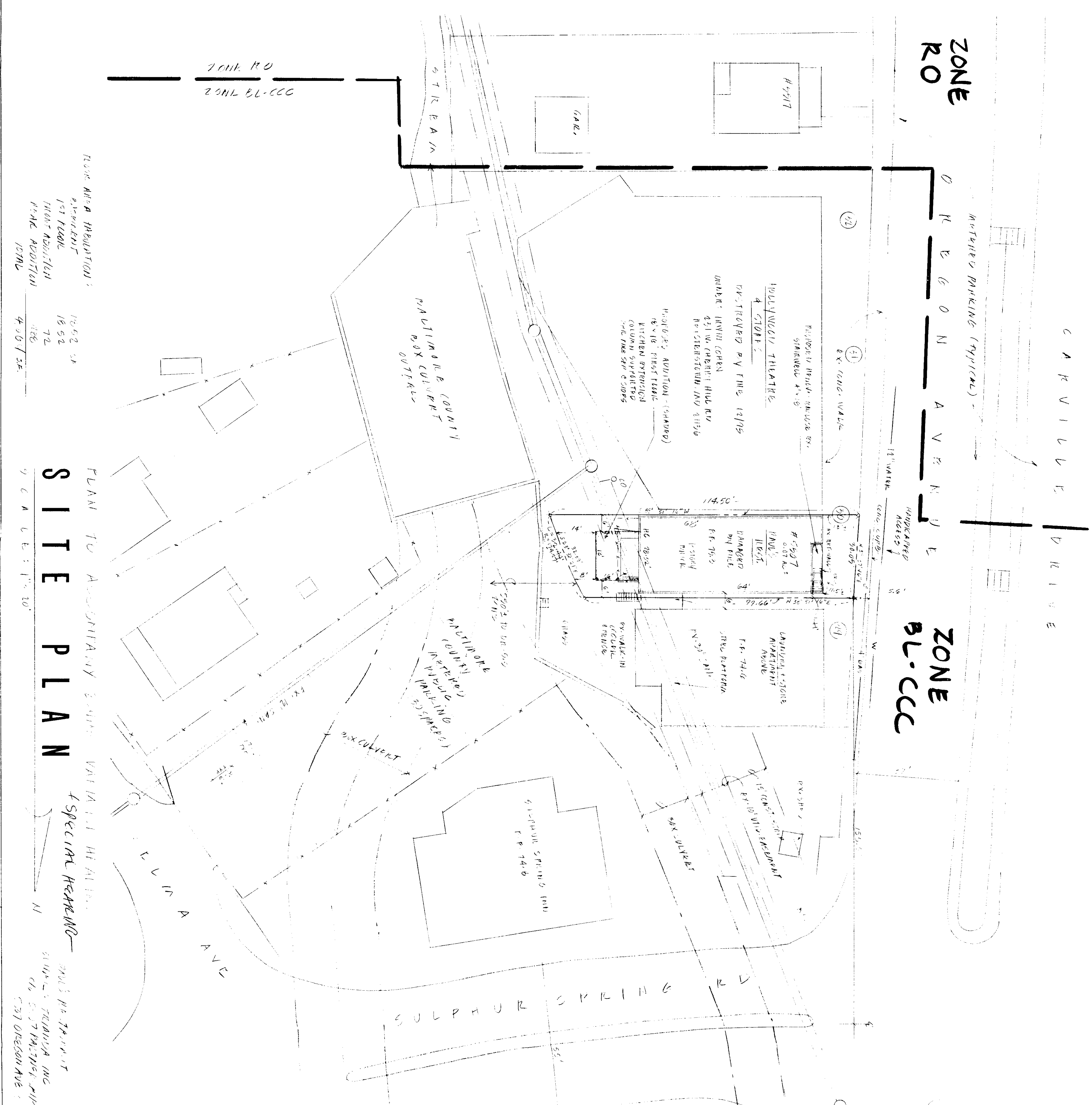
SCALE 1" = 1/4 MILE

General Notes
Paul's Restaurant
Baltimore County, Maryland

- 1) BUILDING OWNER:
Trianda, Inc.
c/o 5507 Partnership
5507 Oregon Avenue
Baltimore, MD 21227
Mr. Clem Kaine 410-529-0088
- 2) SITE:
3,217 sq. ft. 5507 Oregon Avenue
Lot 30 N. Haleshorpe
Election District 13
Countryside District 1
120' S. of Sulphur Spring Road
1312200170
- 3) TAX ACCOUNT NO:
Liber 10010 Folio 145
- 4) DEED REFERENCE:
Use Group A-3 Const. Type 3-B
1982 Subdivision Plat with Reseal
Restaurant, Constructed 1982 ±
- 5) EXISTING CONSTRUCTION:
Const. Type 2-C
16' x 18' rear 1st floor kitchen
4' x 18' front stair enclos.
BL-CCC
DRC #02126 I Approved 2-12-96
- 6) PROPOSED CONSTRUCTION:
BL-CCC
Side 0', Rear 0'
Numerous street and off street
metered parking provided.
- 7) ZONING:
Side 0', Rear 0'
Numerous street and off street
metered parking provided.
- 8) SETBACKS:
30 psf live load
12 psf wind load
80 psf floor live load
Provided
- 9) PARKING:
Provided
- 10) LOADINGS:
11) HEATING/AC:
12) LIGHTING:
13) INSULATION:
14) SANITARY FACILITIES:
15) UTILITIES:
APPLICABLE CODES:
1989 BOCA Codes w/amend
1994 NPS 110 fire safety
1993 National Electrical Code
1973 County Plumbing Code
1986 ANSI A-117.1 Providing
Accessibility for Handicapped
People 05.02.02 Maryland
Regulations/Amendments

97-61-SQHA

#62
MICROFILMED



PLAN TO ACCOMPANY SUBMITTAL
SPECIAL PERMIT
10552 SF
1852 SF
72
4501 SF

ARCHITECTURAL DRAWINGS

SCALE: 1/8" = 1'-0"

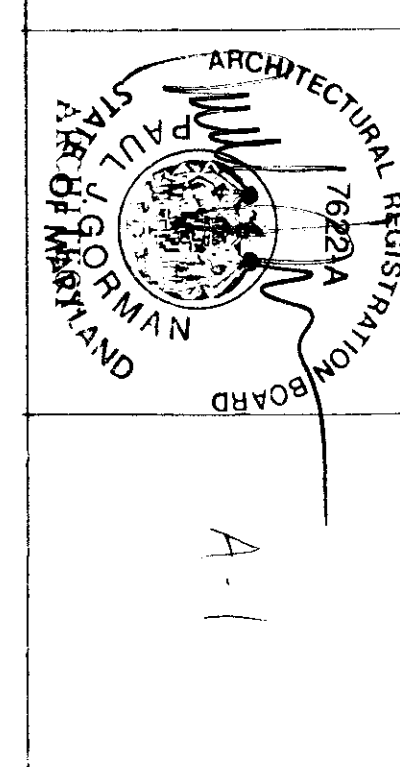
DATE: 6-20-96

REVISIONS
7/14/96
7/14/96

1310 JOHN AVENUE • SUITE 202
BALTIMORE, MARYLAND 21202
TEL: 410-242-4312
FAX: 410-242-9888

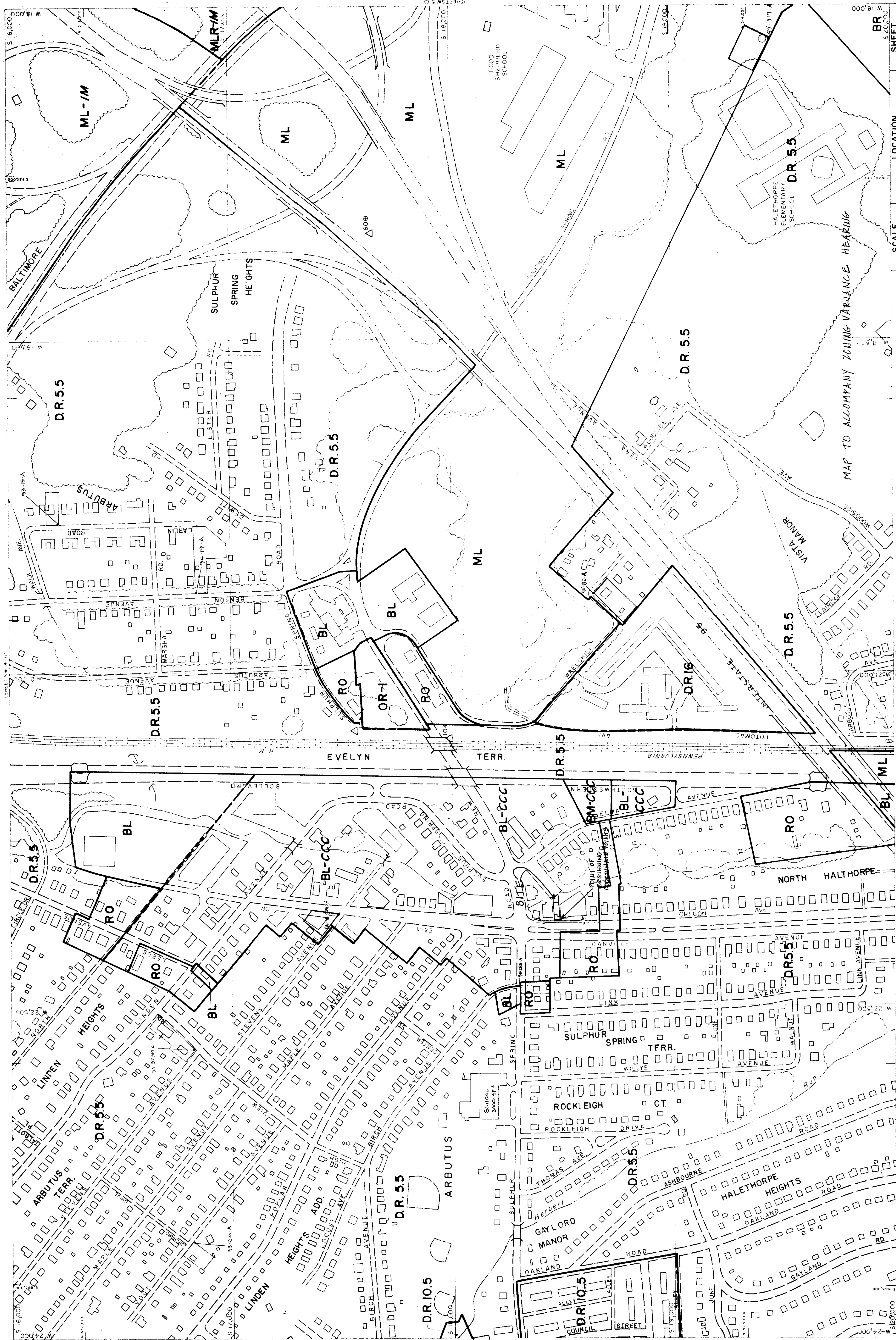
PAUL J. GORMAN, ARCHITECT
MEMBER, BALTIMORE COUNTY ARCHITECTS

ADDITION AND ALTERATIONS TO:
PAUL'S RESTAURANT
BALTIMORE COUNTY, MARYLAND



97-61-SCHA

#69



1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992		SCALE 1" = 200' ±	LOCATION HALETHORPE	SHEET BR 52000
1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992		DATE OF PHOTOGRAPHY JANUARY 1986	S.W. 5-D	

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

MAP TO ACCOMPANY ZONING VARIANCE HEARING

William D. Hamilton
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

G-SW
C-NW

MICROFILMED

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND ZONING VARIANCE * ZONING COMMISSIONER
E/S Oregon Avenue, 185.55 ft. S *
of Sulphur Spring Road * OF BALTIMORE COUNTY
5507 Oregon Avenue *
13th Election District * Case No. 97-61-SPHA
1st Councilmanic District * Clem Kaikis, et al, Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Zoning Variance for the property located at 5507 Oregon Avenue in Arbutus. The Petition is filed by Clem Kaikis and Phillip Christ, property owners. Special hearing relief is requested for a waiver of standards pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR); Section 517.2 of the Building Code and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code, all to permit repairs and a minor addition (16 ft. x 18 ft.) on the upper level of a structure in a riverine floodplain. Variance relief is also requested from Section 409.6.A.2 of the BCZR to allow 0 parking spaces for a proposed restaurant addition in lieu of the required 6 parking spaces and to confirm the parking arrangement shown on the site plan. All of the requested relief and subject property are more particularly shown on the site plan, received into evidence as Petitioner's Exhibit No. 1.

Appearing and testifying at the requisite public hearing held for this case were Clem Kaikis and Phillip J. Christ, property owners. Also present was Paul Gorman, an Architect, who prepared the site plan, and William Smuck, a contractor who will do the proposed work. The Petitioners were represented by James J. Temple, Jr., Esquire. There were no Proponents or other interested persons present.

This Zoning Commissioner is familiar with the subject property, use thereof and history by virtue of a case which recently came before me on an adjacent property. That adjacent property, known as the Hollywood Theatre, is a landmark in the Arbutus area. Recently, a fire destroyed a portion of the Hollywood Theatre and damaged neighboring businesses. The owners of the Hollywood Theatre appeared before this Zoning Commissioner seeking relief to reconstruct the theatre and make certain improvements therein. That relief was granted. (See case No. 96-383-XA)

The subject case comes before me for similar purposes. The Petitions are filed by the adjoining property owners, who own and operate that business known as Paul's Restaurant. Paul's Restaurant is located immediately adjacent to the Hollywood Theatre and was also damaged by fire. The Petitioners propose rebuilding the restaurant and resuming operations. In addition to the repair and reconstruction of what was lost by the fire, a small addition of 16 ft. x 18 ft. will be added to the rear. Testimony and evidence offered was that this addition was to enlarge the kitchen area. There will be no additional seating provided, over and above the 85 to 90 patron capacity previously available. The kitchen addition is to enable to employees and staff of the restaurant to improve service to the customers.

Additional testimony and evidence offered was that the restaurant is family owned and has been in business for 47 years. It is a sit down family style restaurant which employs approximately 24 people, with 10-12 per shift. No alcohol is served on the premises and no on site parking is provided. As was testified during the Hollywood Theatre case and repeated in the instant matter, off street parking is available and a municipal parking lot is located nearby.

- 2 -

Subsequent to the hearing, this Zoning Commissioner received a Zoning Plans Advisory Committee (ZAC) comment from Robert W. Bowling, on behalf of the Development Plans Review Division of the Department of Permits and Development Management. That comment recommended that a waiver from Section 517.2 of the Building Code be issued for so long as the proposed construction is above 70.0 elevation. The plan, indeed, shows the elevation of the proposed structure is above that level. This waiver is required because of the existence of a floodplain in the rear of the property, as more particularly shown on the site plan.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the special hearing relief. In my judgment, the grant of such relief will not detrimentally affect surrounding properties. It is to be emphasized that the proposed construction is only to replace what was destroyed by fire, but for the limited addition.

Variance relief is necessary to legitimize the long standing parking arrangement. A total of 6 additional parking spaces are needed as a result of the square footage of the kitchen addition. In this regard, it is to be noted that no additional seating is proposed, and the restaurant has been in operation under the same arrangement without difficulty for years. For reasons contained within the record of testimony and evidence offered, I am also persuaded to grant the parking variance. In my judgment the Petitioners meet the burden set forth in Section 307 of the BCZR, as construed in the case law.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of October, 1996 that, pursuant to the Petition for

- 3 -

Special Hearing, approval for a waiver of standards pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR); Section 517.2 of the Building Code and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code, all to permit repairs and a minor addition (16 ft. x 18 ft.) on the upper level in a riverine floodplain, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED, that a variance from Section 409.6.A.2 of the BCZR to allow 0 parking spaces for a proposed restaurant addition in lieu of the required 6 parking spaces and to confirm the parking arrangement shown on the site plan, be and is hereby GRANTED; subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 10/2/96
By [Signature]

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 2, 1996

James J. Temple, Jr., Esquire, P.A.
4701 Leeds Avenue
P.O. Box 7492
Baltimore, Maryland 21227

RE: Petitions for Special Hearing and Variance
Property: 5507 Oregon Avenue
Case No. 97-61-SPHA
Clem Kaikis, et al, Petitioners

Dear Mr. Temple:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att: Mr. Clemis A. Kaikis, 10009 Gunridge Circle, Kingsville, 21087
Mr. Phillip J. Christ, 4 Elroy Road, Kingsville, Md. 21087



Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at 5507 OREGON AVE 97-61-SPHA which is presently zoned BL-CCO

SPECIAL HEARING FOR A WAIVER PURSUANT TO SECTION 500.6, BCZR SECTION 517.2, B.C.C. CODE, AND SECTIONS 26-276, 26-670, 26-172 (A)(3), B.C.C. TO PERMIT REPAIRS + MINOR ADDITION 16'X18' ON UPPER LEVEL IN A RIVERINE FLOODPLAIN.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City State Zipcode

(We do solemnly swear and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)
Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City State Zipcode
Name
Address and phone number of representative to be contacted
ESTIMATED LENGTH OF HEARING:
unavailable for hearing
the following date: Next Two Months
ALL OTHER DATE
REVIEWED BY: DATE



Petition for Variance to the Zoning Commissioner of Baltimore County for the property located at 5507 OREGON AVE 97-61-SPHA which is presently zoned BL-CCO

TO PERMIT ZERO PARKING SPACES FOR A PROPOSED RESTAURANT ADDITION IN LIEU OF THE REQUIRED 6 PARKING SPACES
TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

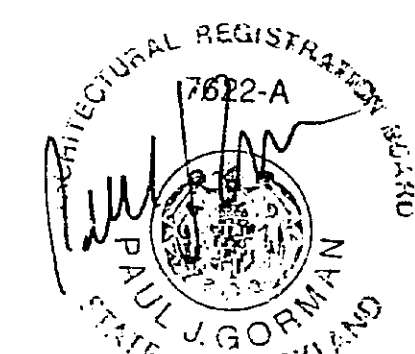
Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City State Zipcode

(We do solemnly swear and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)
Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City State Zipcode
Name
Address and phone number of representative to be contacted
ESTIMATED LENGTH OF HEARING:
unavailable for hearing
the following date: Next Two Months
ALL OTHER DATE
REVIEWED BY: DATE

ZONING DESCRIPTION 97-61-SPHA

The property known as 5507 Oregon Avenue located in the 13th Election District in the subdivision of North Halethrope contains 0.07 acres of land in a rectangular shape. The lot begins at a point on the East side of Oregon Avenue, which is 37 feet wide, at the distance of 185.55 feet South of the centerline of the nearest improved intersecting street, Sulphur Spring Road, which is 55 feet wide. Thence the following courses and distances:

Typical metres and bounds: N. 3 37' 46" E. 30.05 ft.; N. 38 51' 16" E. 99.66 ft.; chord S. 23 32' 21" E. 32.39 ft., radius 174.27 ft., arc length 32.44 ft.; and S. 88 51' 16" W. 114.50 ft. to the place of beginning as recorded in Deed Liber 10010, Folio 145.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13 Date of Posting 8/23/96
Posted for: Case # 97-61-SPHA (Item 62): 5507 Oregon Avenue
Petitioner: Clem Kaikis & Phillip Christ
Location of property: E/S Oregon Avenue - 185.55' S of Sulphur Spring Rd.
Location of Sign: on building front where window opening is
Remarks: _____
Posted by: Julian Jablon Date of return: _____
Number of Signs: _____

CERTIFICATE OF PUBLICATION

TOWSON, MD. Aug 22, 1996
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 22, 1996.

THE JEFFERSONIAN,
U. H. Henrichson
LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 62 Petitioner: CLEM KAIKIS

Location: 5507 OREGON AVE

NAME: Mr. Clem Kaikis

ADDRESS: 5507 Oregon Ave.

Baltimore, MD 21207

PHONE NUMBER: 410 524 0083 / 389.1502 #

TO: FUTURE PUBLISHING COMPANY
August 22, 1996 Issue - Jeffersonian

Please forward billing to:

Clem Kaikis
5507 Oregon Avenue
Baltimore, MD 21227
529-0088

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-61-SPHA (Item 62)
5507 Oregon Avenue
E/S Oregon Avenue, 185.55' S of Sulphur Spring Road
13th Election District - 1st Councilmanic
Legal Owner(s): Clem Kaikis and Phillip Christ

Special Hearing for a waiver to permit repairs and minor addition (16 feet x 18 feet) on upper level in a riverine floodplains.
Variance to permit zero parking spaces for a proposed restaurant addition in lieu of the required 6 parking spaces and to confirm parking as shown on provided plan.

HEARING: WEDNESDAY, SEPTEMBER 11, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 1996

Mr. Clemis A. Kaikis
c/o 5507 Partnership
5507 Oregon Avenue
Baltimore, MD 21227

RE: Item No.: 62
Case No.: 97-61-SPHA
Petitioner: Clemis Kaikis

Dear Mr. Kaikis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 8, 1996.

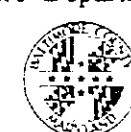
Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Dubanks in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/15/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: CLEM KAIKIS & PHILLIP CHRIST

Location: E/S OREGON AVE, 185.55' S OF SULPHUR SPRING RD. (5507 OREGON AVE)

Item No.: 062 Zoning Agenda: SPECIAL HEARING/VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
August 21, 1996

FROM: Robert A. Wirth RAW/jrp
DEPRM

SUBJECT: Zoning Item #62 - Kaikis Property
5507 Oregon Avenue
Zoning Advisory Committee Meeting of August 19, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

RAW:MK:
SP
KAIKIS/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: August 22, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 33, 48, 55, 58, 62, 63, 65, 66, 67, and 69

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Carol K. Kinn

PK/JL

ITEM33/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: August 23, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
CRB/DW

SUBJECT: Zoning Advisory Committee Meeting
for August 26, 1996
Items: "Use-Permit-Parking", 033,
057, 058, 062, 063, 065, 066, 067,
and 069

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE23

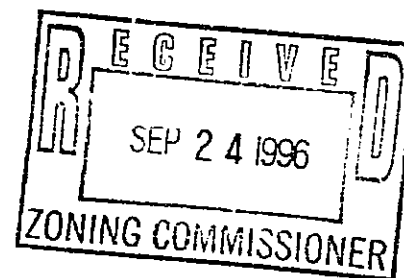
BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt
Zoning Commissioner

DATE: Sept. 20, 1996

FROM: Robert M. Bowling, Chief
Development Plans Review Division
Department of Permits &
Development Management

SUBJECT: Item No. 97-61-SPHA
Zoning Advisory Item No. 62



The Development Plans Review Division has re-reviewed the subject zoning item, and we revise our comments dated August 26, 1996 as follows:

The Developer is advised the site is located in a riverine floodplain; therefore, all proposed construction must be above elevation 70.0.

RMB:HJO:jrb

cc: Zoning Advisory Committee
Mr. Paul J. Gorman, Architect; 4410 John Avenue - Rookery; Baltimore, MD 21227
File

H306



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 667 (JLL)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: August 8, 1996

TO: Hearing Officer

FROM: John L. Lewis

SUBJECT: Item #62
5507 Oregon Avenue

The plans and descriptions are sealed by an architect. I advised of checklist requirements and the applicant wanted to file at own risk.

The floodplain question came up at the filing. I accepted the special hearing request with the applicant knowing that a waiver request to the DRC concerning the floodplain would be required and the Director of DPW must make a recommendation prior to the hearing.

Also advised need to contact MDE.

JLL:scj

PETITION PROBLEMS

#33 --- RT

1. Where has this petition been????
2. Only one signature was notarized.

#55 --- JRA

1. No zoning indicated on petition form.
2. No review information on bottom of petition form.

#58 --- MJK

1. Need title of person signing for legal owner.
2. Need telephone number of legal owner.

#60 --- MJK

1. Need telephone number for legal owner.

#61 --- ????

Where is it?????

#62 --- JLL

1. Why does special hearing petition form list two legal owners and the variance petition form list only one legal owner.

#64 --- JLL

1. Need title of person signing for lessee.

#67 --- JJS

1. Need zoning on petition form - says "Res".

#70 --- ???

Where is it????

#71 --- MJK

1. Need telephone number for legal owner.

August 12, 1996

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
5507 Oregon Avenue, E/S Oregon Avenue,
185.55' S of Sulphur Spring Road
13th Election District, 1st Councilmanic
Legal Owner(s): Clem Kaikis and
Phillip Christ
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 97-61-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

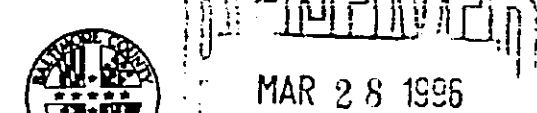
Charles S. Demilio
CHARLES S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of September, 1996, a copy of the foregoing Entry of Appearance was mailed to Paul Gorman, 4410 John Avenue, Baltimore, MD 21227, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Ave.
Towson, Md. 21204

(410) 887-3321

March 22, 1996

Mr. Paul J. Gorman
4410 John Avenue
Baltimore, Maryland 21227

RE: Paul's Restaurant
5507 Oregon Avenue
DRC Number 021261, Dist. 23C1

Dear Sir:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland and as provided in Section 602(d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on February 20, 1996 and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171. The building may be built over top of the existing sewer easement, but no structures can be placed in the easement itself. The owner must provide Baltimore County with a "hold harmless agreements", to allow Baltimore County to make improvements in the existing easement. Baltimore County will not be responsible for damages to the building for work done in the easement.

Mr. Paul J. Gorman
Paul's Restaurant
March 22, 1996
Page 2

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 26th day of February, 1996, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Arnold Jablon
Arnold Jablon
Director

AJ-DTR:aw

cc: Bruce Seeley
Carol Brown
File

Law Offices
of
James J. Temple, Jr., P.A.
4701 Leeds Avenue
P.O. Box 7492
Baltimore, Maryland 21227

James J. Temple, Jr.
Jay B. Shuster

410-247-8400

Fax: 410-247-9388

September 10, 1996

Zoning Commissioner of Baltimore
Rm 106
County Office Building
111 W. Chesapeake Ave
Towson, Maryland 21204

Attn: Arnold Jablon, Director

Re: Case No. 97-61-SPHA (Item 6)
5507 Oregon Avenue

Dear Mr. Jablon:

Please accept this letter as my entry of appearance on behalf of the owners of the above referenced property, Clem Kaikis, Phillip Christ and the corporate entity, Trianda Inc. I/a Paul's Restaurant in regard to the hearing in the above referenced matter.

Very truly yours,

James J. Temple, Jr.
James J. Temple, Jr.

JJT/cam

cc: Mr. Clemis Kaikis
Mr. Phillip Christ

PLEASE PRINT CLEARLY

Blattner
PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

arriving
at 10:00
Clemens A. Karkis

1000 G. ...

Paul Gorman

41847 RD KIDDERVILLE MD

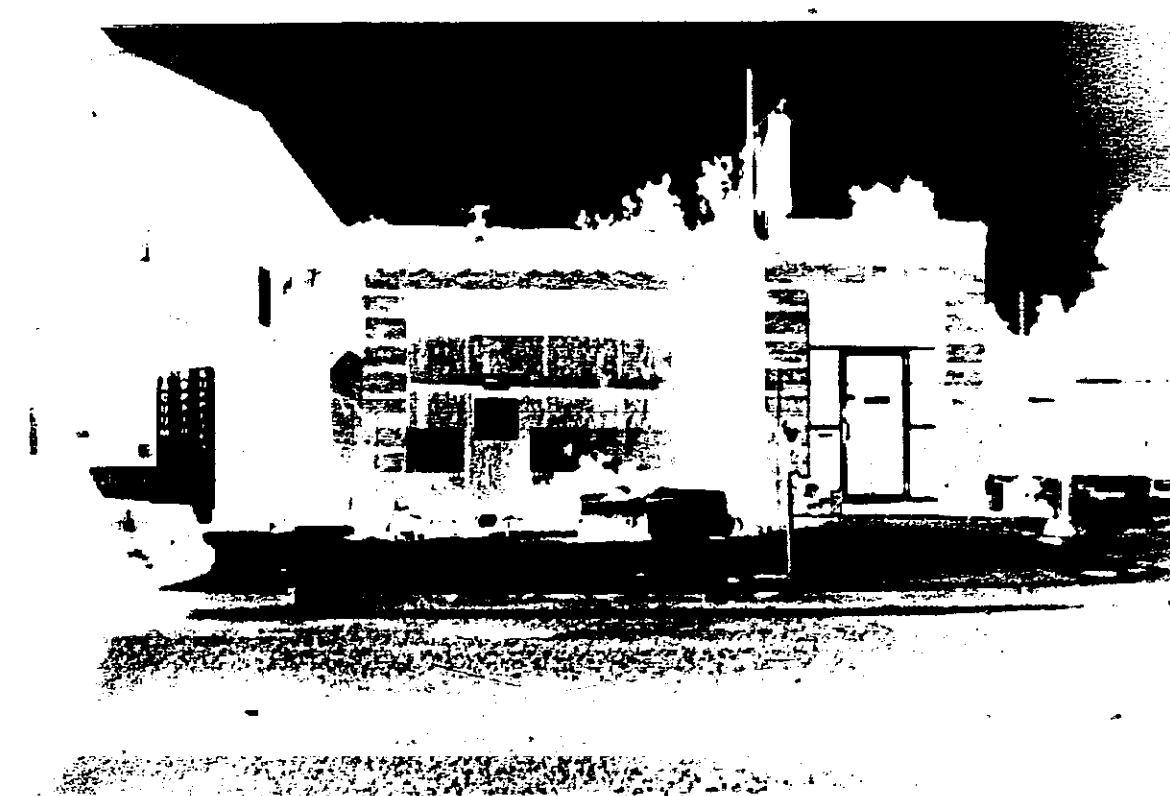
James Temple

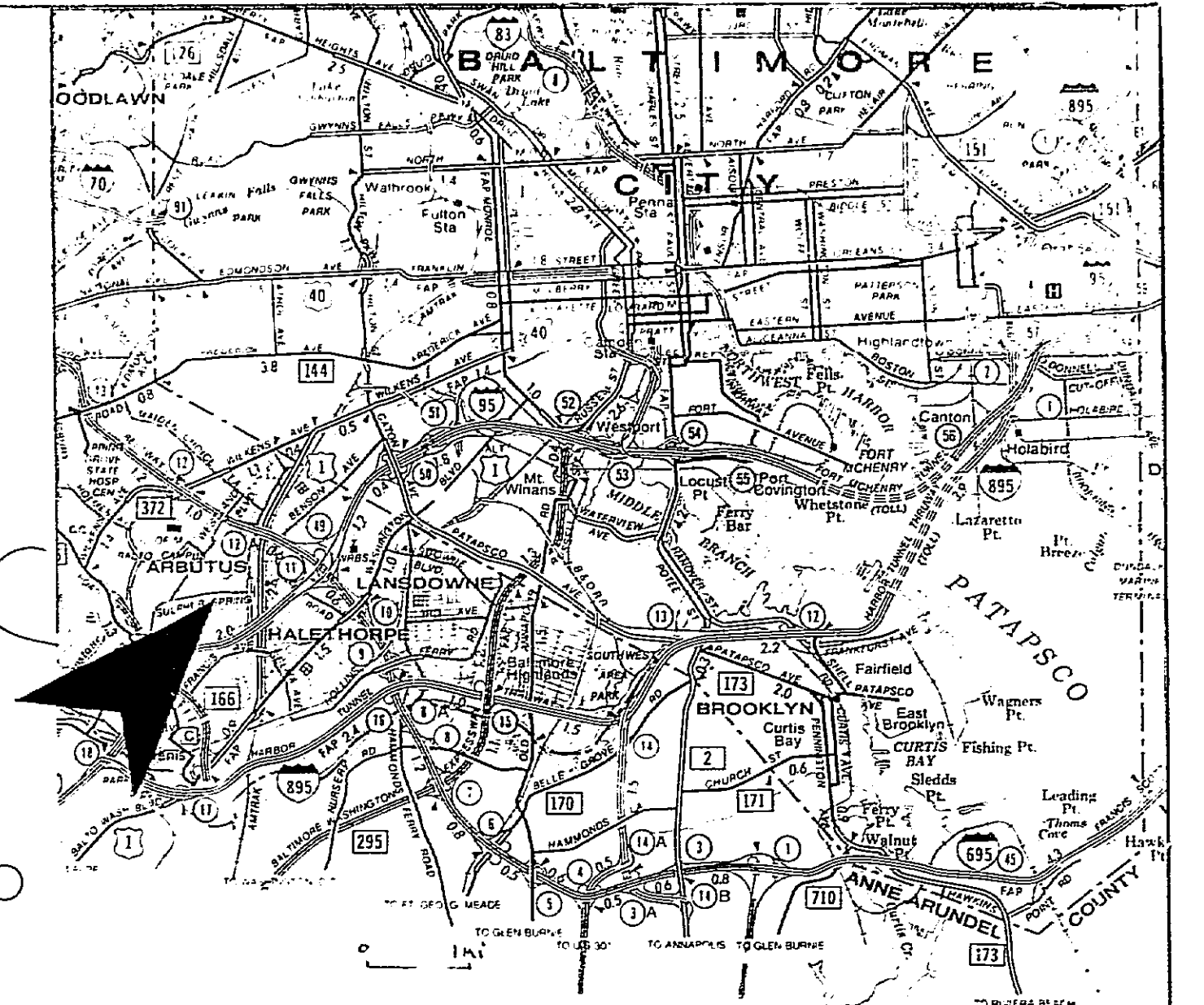
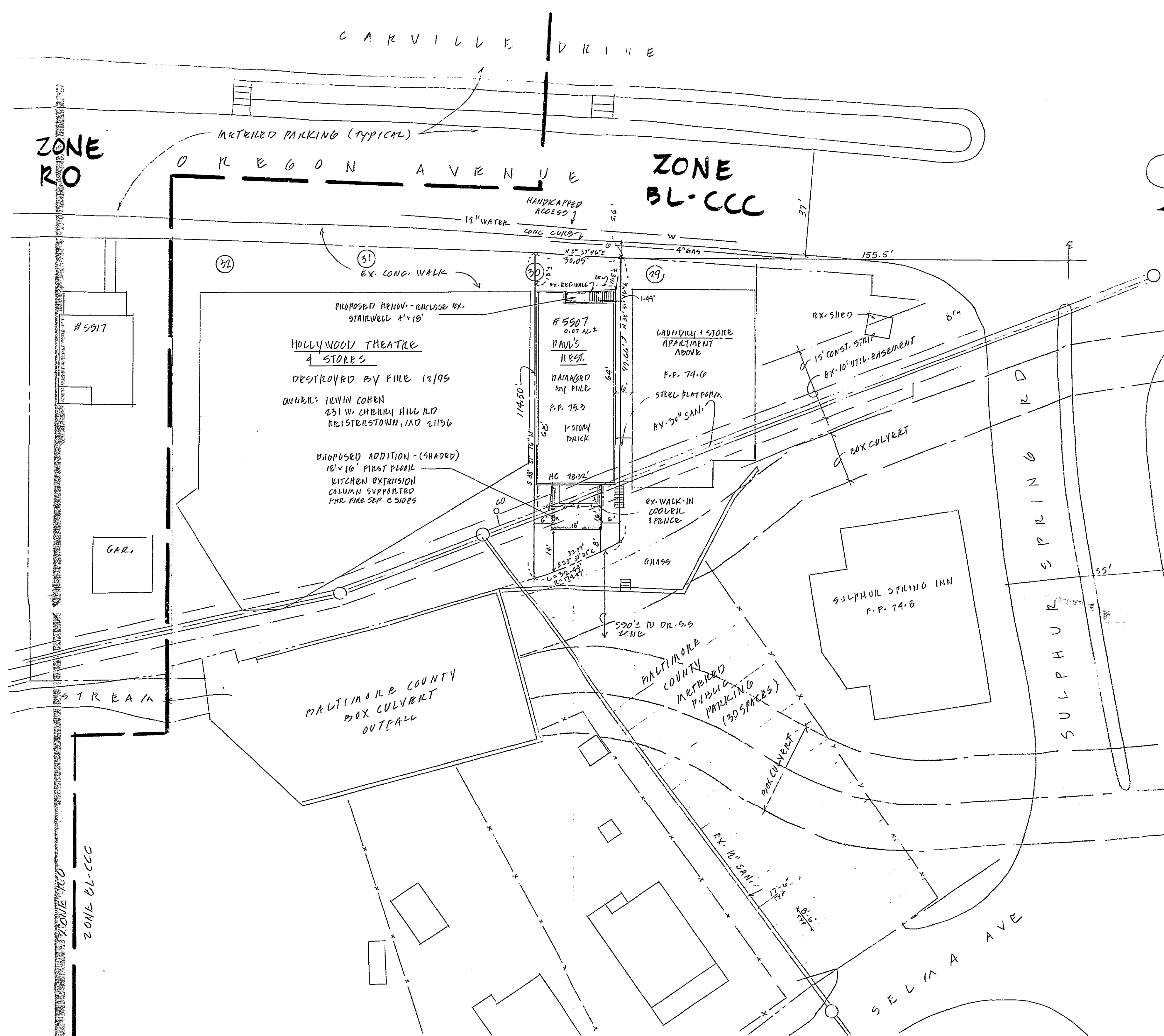
440 JOHN AVE BAY 21227

Wm. Smith

4701 Leons Ave BAL MD 21227

2400 LIBERTY RD 21784





LOCATION MAP

SCALE: 1" = 1/4 MILE

General Notes Paul's Restaurant Baltimore County, Maryland

- 1) BUILDING OWNER: Trianda, Inc.
c/o 5507 Partnership
5507 Oregon Avenue
Baltimore, MD 21227
Mr. Clem Kaikis 410-529-0088
- 2) SITE: 3,217 sf. 5507 Oregon Avenue
Lot 39 N. Halethorpe
Election District 13
Councilmanic District 1
120' S. of Sulphur Spring Road
- 3) TAX ACCOUNT NO: 1312200170
- 4) DEED REFERENCE: Liber 10010 Folio 145
- 5) EXISTING CONSTRUCTION: Use Group A-3 Const. Type 3-B
1852 sf. one-story with basement
Restaurant, Constructed 1952 ±
- 6) PROPOSED CONSTRUCTION: Const. Type 2-C
16' x 18' rear 1st floor kitchen
Extension
4' x 18' front stair encls.
- 7) ZONING: BL-CCC
DRC #02126 I Approved 2-12-96
- 8) SETBACKS: Side 0', Rear 0'
- 9) PARKING: Numerous street and off street
metered parking provided.
- 10) LOADINGS: 30 psf live load
12 psf wind load
80 psf floor live load
- 11) HEATING/AC: Provided
- 12) LIGHTING: Provided
- 13) INSULATION: In addition - 9" R-30 roof
4" R-19 walls
- 14) SANITARY FACILITIES: Upgraded for handicapped
accessibility
- 15) UTILITIES: Water, sewer, gas, electric
existing

APPLICABLE CODES:

- 1993 BOCA Codes w/amend
- 1994 NFPA 101 Life Safety Code
- 1993 National Electrical Code
- 1973 County Plumbing Code
- 1986 ANSI A-117.1 Providing
Accessibility for Handicapped
People
- 1985 05.02.02 Maryland
Regulations/Handicapped

97-61-SRHA

#62

PARKING DATA
ADDITION - 360 SF
16 SPACES FOR EACH 100 SF OF ADDITION
0.36 X 16 = 5.76
6 SPACES REQUIRED
6 SPACES SHOWN PER AGREEMENT

NO PREVIOUS ZONING HEARINGS ON SITE
A.O.S. - 1/7/96
FAR - 0.71

FLOOR AREA TABULATION:

BASEMENT	1852 SF
1ST FLOOR	1852
FRONT ADDITION	72
REAR ADDITION	188
TOTAL	4,064 SF

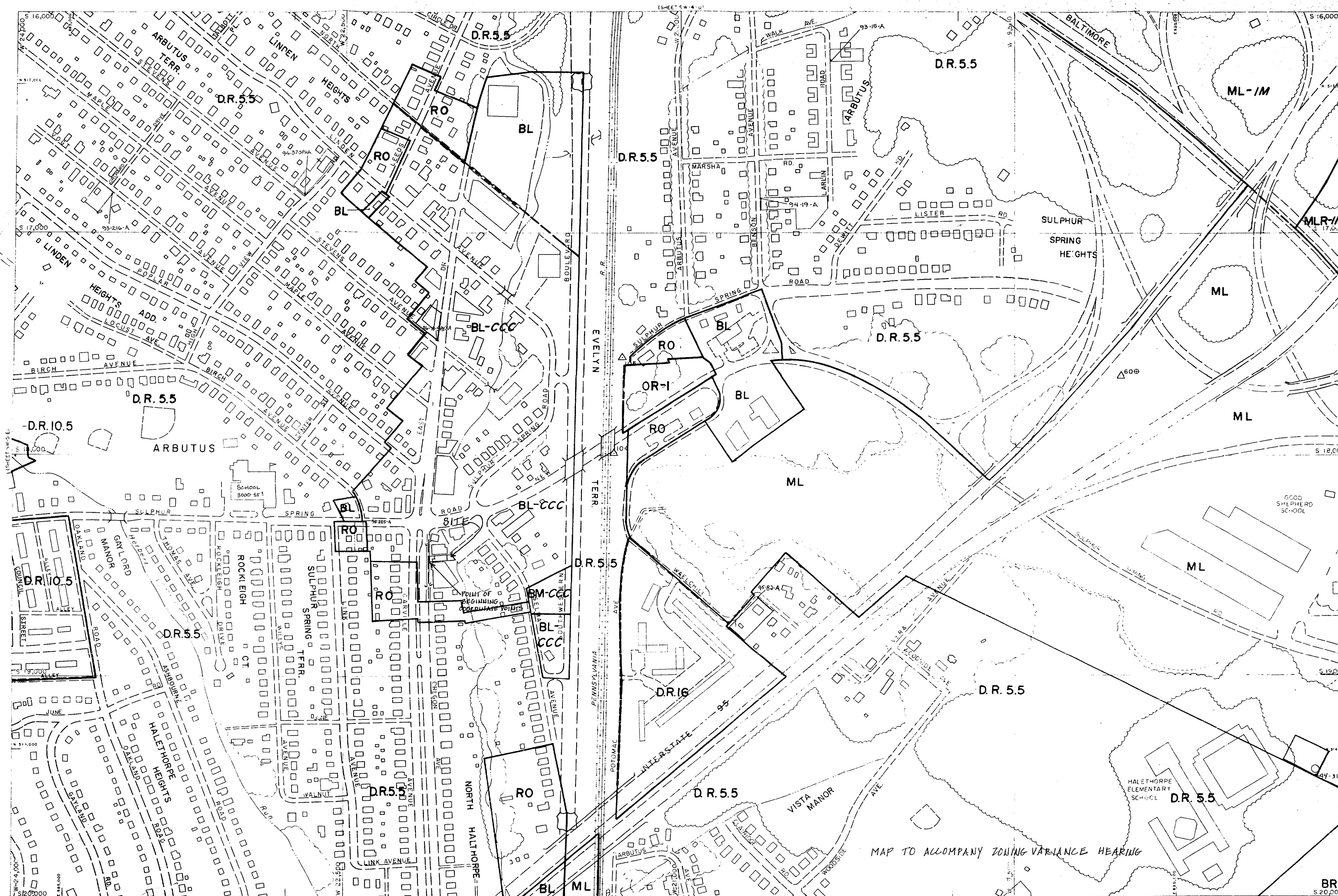
PLAN TO ACCOMPANY ZONING VARIANCE HEARING SITE PLAN

SCALE: 1" = 20'

PAUL'S RESTAURANT
OWNER: TRIANDA INC.
C/O 5507 PARTNERSHIP
5507 OREGON AVE 21227

PLAT ONE 'NORTH HALETHORPE'
PLAT BOOK 7, FOLIO 25
DRC # 02126 I
A7 2-12-96

ARCHITECTURAL DRAWINGS	REVISIONS	5510 JOHN AVENUE • BALTIMORE, MARYLAND 21227 DRC: 410 242-4312 FAX: 410 247-8889	ADDITION AND ALTERATIONS TO: PAUL'S RESTAURANT BALTIMORE COUNTY, MARYLAND	
SCALE: 1" = 20'	PAUL J. GORMAN ARCHITECT MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS			
DATE: 6-20-96				



G-SW
C-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	HALETHORPE	S.W. 5-D
DATE OF PHOTOGRAPHY JANUARY 1986		

97-61-SRHA

#68